



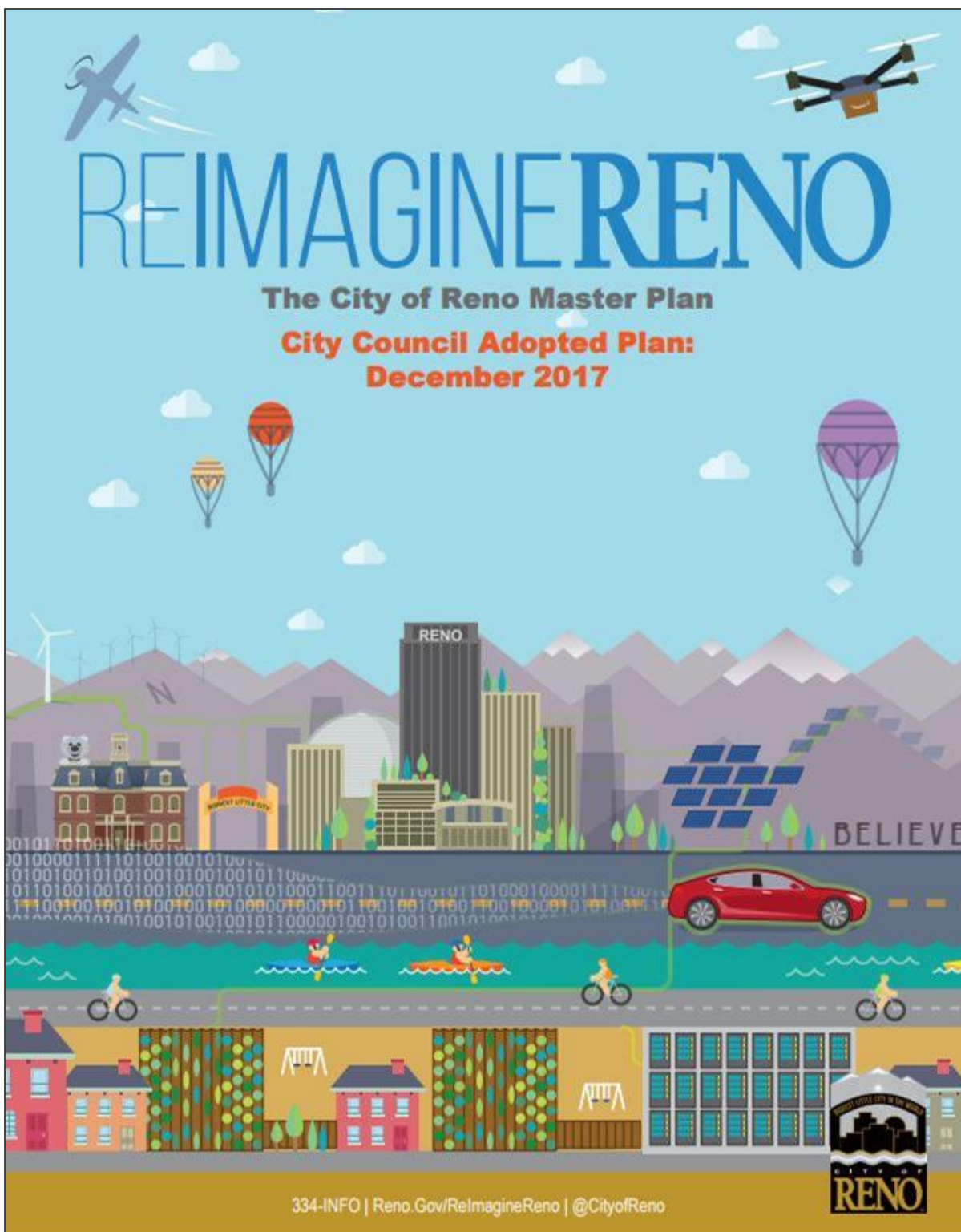
Accessory Dwelling Units (ADUs)

Neighborhood Advisory Board Presentation



Background on the ADU Initiative

- **Master Plan update process**
 - *Housing Demand and Forecast Needs Assessment* showed a need to provide more diverse housing options to meet the needs of residents.
 - ReImagine Reno participants expressed support for ADUs within certain neighborhoods and under certain design standards.
- **City Council Initiation - October 2017**
- **Adoption - 2018**



City of Reno Housing Initiatives



What is an ADU?

- An ADU is a residential unit built on the same lot as an existing single family home.
- An ADU is commonly referred to as a granny flat or in-law quarters.
- ADUs provide complete living facilities, including a kitchen.
- An ADU may be attached to or detached from the primary home.

Example: Detached ADU



Source: Hammer and Hand Construction and Woodcraft

Example: Attached ADU



Source: Design Coalition

Pros and Cons Discussion

Benefits of ADUs

- Expand housing options available to residents
- Allow for multi-generational families to live together on the same lot
- Provide lower cost housing in our area
- Can increase the property value of a home and potentially provide a way for homeowners to earn extra income

Concerns with ADUs, if not addressed appropriately

- Increased density
- Increased parking demand
- Changes to neighborhood character
- Privacy concerns

Standards Under Consideration

- Lot size
- Setbacks (space between property line and ADU)
- Parking
- Architecture/design
- Front door location
- Height



Source: Agoda

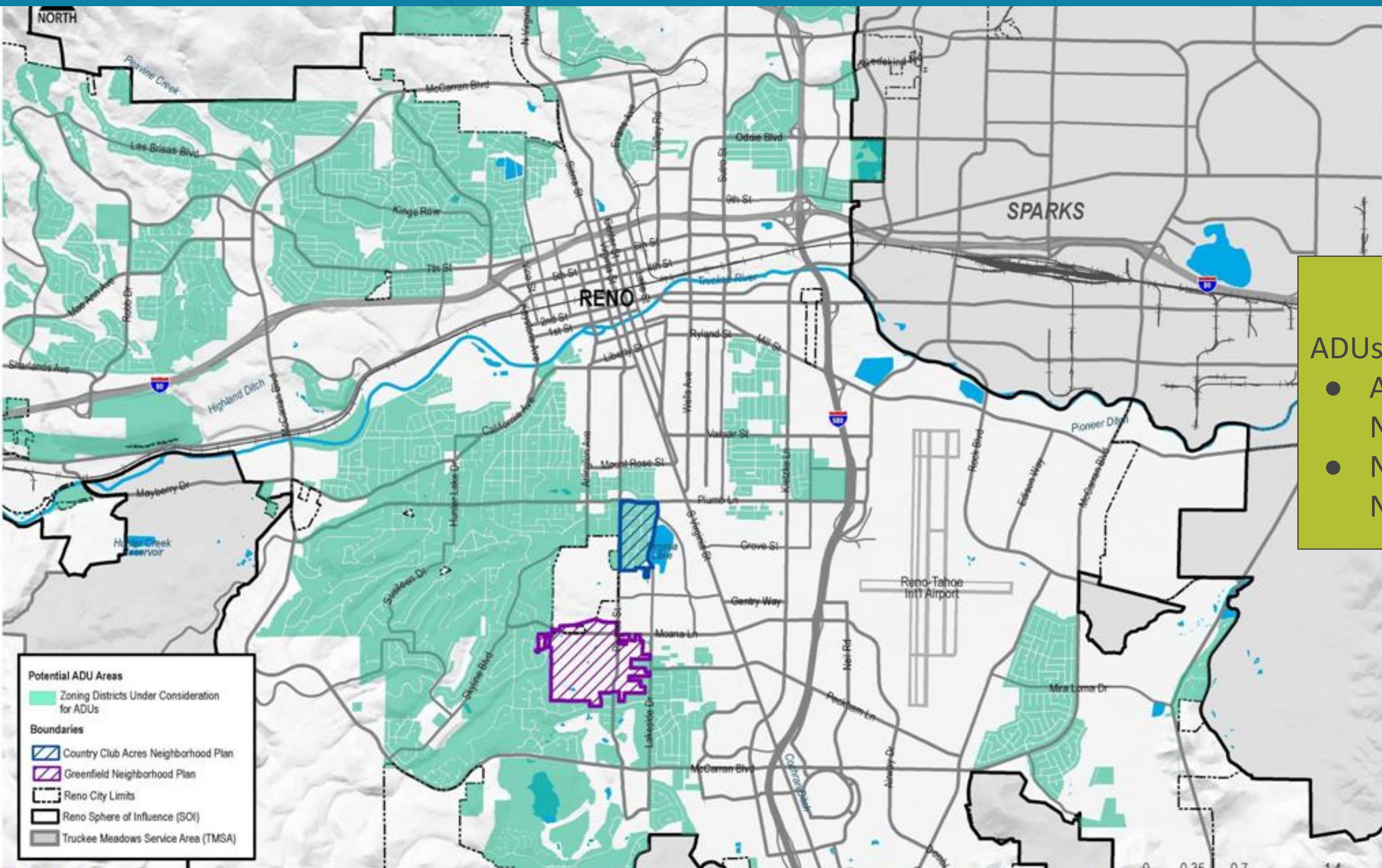


Source: Storybook Designer Homes

A detailed map of Reno, Nevada, and its surrounding areas. The map shows major highways like I-580, I-5, and SR-421. Labeled locations include Spanish Springs, Sun Valley, Sparks, Reno, Verdi, and Hidden Valley Park. The map also shows various golf courses, parks, and local streets. The text "Where should ADUs be allowed?" is overlaid in the center of the map.

Where should ADUs be allowed?

Potential ADU Locations - Central Reno



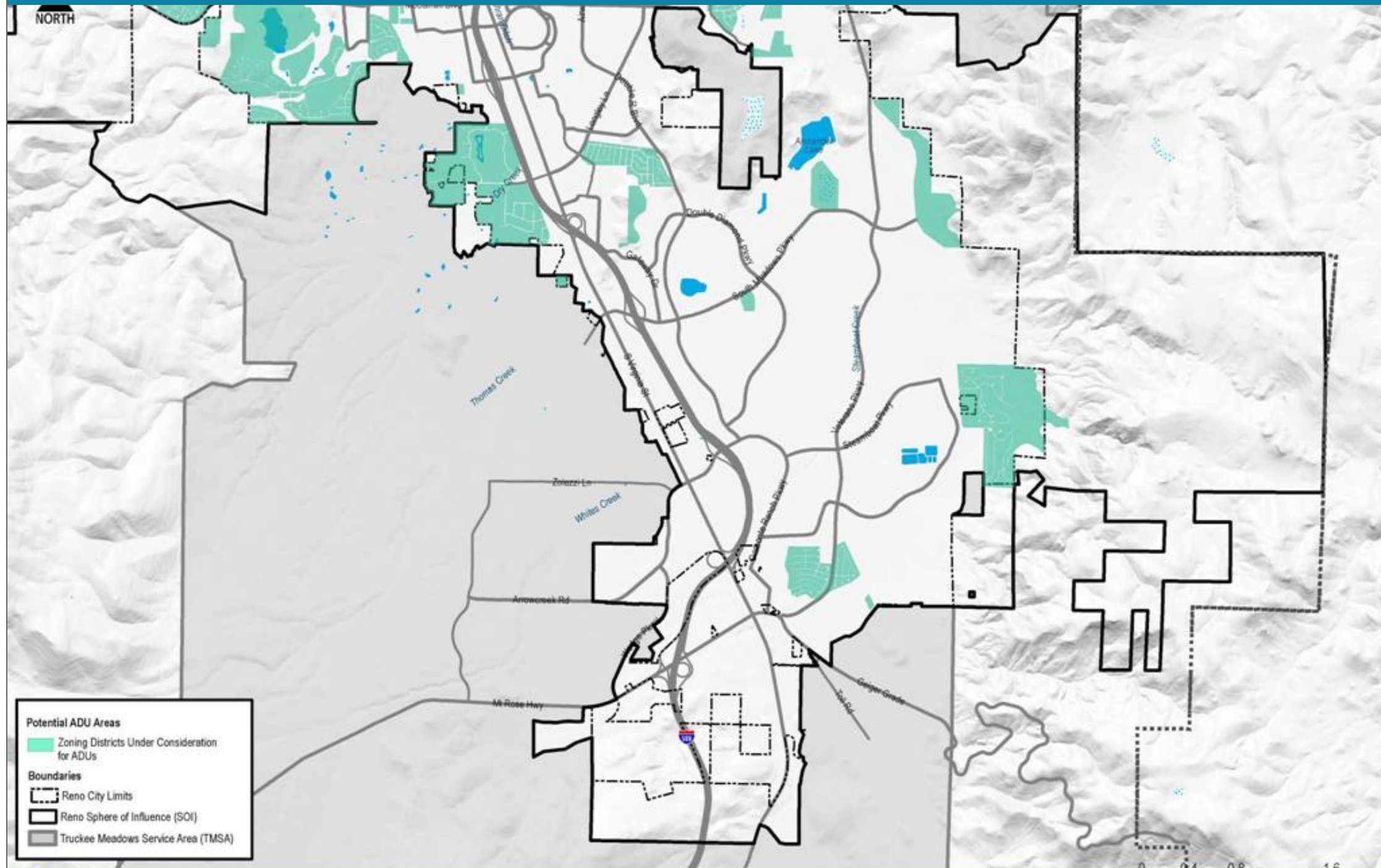
Ward 2 Notes

ADUs are:

- Allowed in the Greenfield Neighborhood Plan area
- Not allowed in Country Club Acres Neighborhood Plan area

To take a closer look at all four quadrants, visit <https://goo.gl/97TguF>

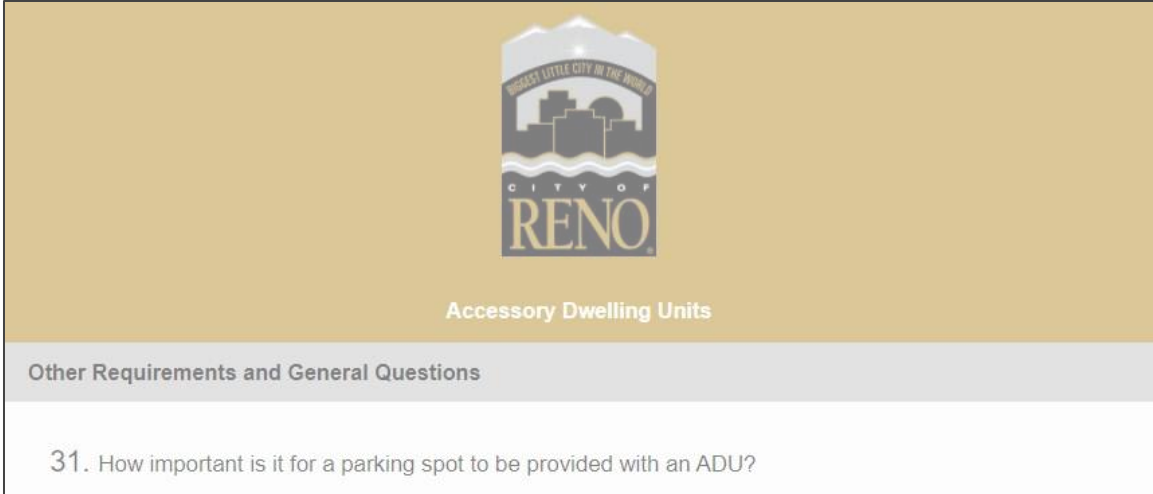
Potential ADU Locations - South Reno



To take a closer look at all four quadrants, visit <https://goo.gl/97TguF>

Next Steps and Anticipated Timeline

- Collect community input
 - NAB presentations (through February 15)
 - Online survey (open until February 19)
- Staff analysis and drafting of ordinance
- Planning Commission review and recommendation
 - Spring 2018
- City Council review and decision
 - Following Planning Commission recommendation



The screenshot shows the top portion of a web survey. At the top is the City of Reno logo with the tagline "BIGGEST LITTLE CITY IN THE WORLD" and "CITY OF RENO". Below the logo is the title "Accessory Dwelling Units". Underneath is a section header "Other Requirements and General Questions". The first question visible is "31. How important is it for a parking spot to be provided with an ADU?".

Survey available at:
Reno.Gov/CommunityDevelopment



The screenshot shows questions 33 and 34 from the survey. Question 33 is "33. If ADUs were allowed in your neighborhood, how likely would you be to pursue one on your property?". It has five radio button options: "Not likely at all", "Not likely", "Neutral", "Likely", and "Very Likely". Question 34 is "34. If you were to build an ADU on your property, what would be the main purpose?". It has five radio button options: "Long-term rental", "Short-term rental", "Space for relatives to live", "Income property", and "Increase my property value". Below these options is a text box labeled "Other (please specify)".

Questions? Let's discuss!

